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Department of Planning & Zoning**

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**STAFF REPORT
2005-2006 AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Lee

APR ITEM(S): 05-IV-5RH
05-IV-6RH

NOMINATOR(S): Wing Cheong Tse (5RH)
Donald J. McKee (6RH)

ACREAGE: 1 Acre (5RH)
0.82 Acre (6RH)

TAX MAP I.D. NUMBERS: 100-1((1))27 (5RH)
100-1((3))8 (6RH)

GENERAL LOCATION: Intersection of Old Telegraph Road and Piney Run Drive

PLANNING AREA(S): IV
District(s): Rose Hill
Sector: Lehigh Community Planning Sector (RH4)
Special Area(s): N/A

ADOPTED PLAN MAP: 100-1((1))27- Residential at 1-2 dwelling units per acres (du/ac)
100-1((3))8 - Residential at 1-2 du/ac

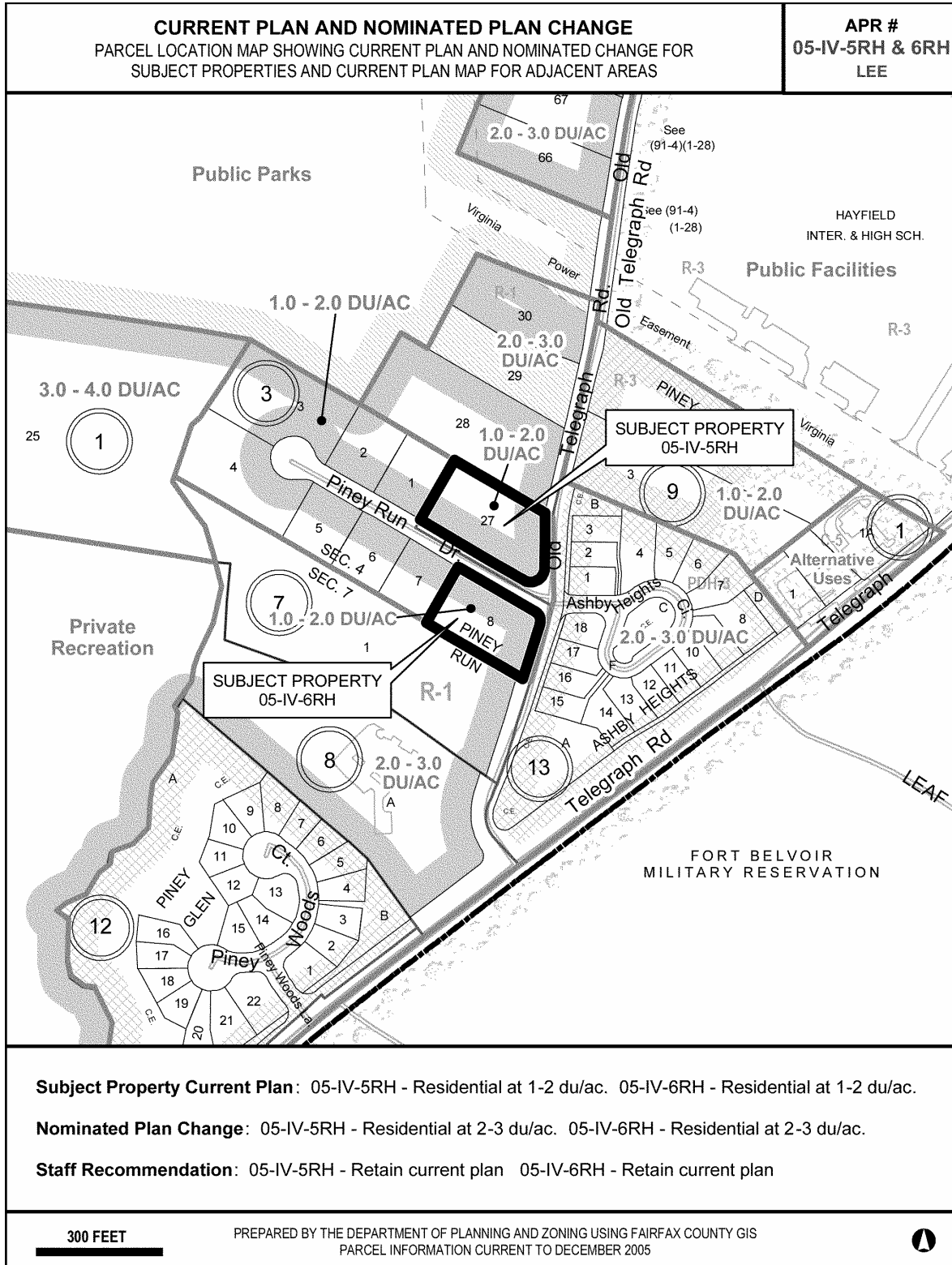
ADOPTED PLAN TEXT: No specific Plan text is provided for parcels 100-1((1))27 and 100-1((3))8. The Policy Plan land use objective #8, which encourages the protection of stable residential neighborhoods, applies.

For complete Plan text see
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

NOMINATED PLAN AMENDMENT: Residential use at 2-3 du/ac

SUMMARY OF STAFF RECOMMENDATION:

<u> </u>	Approve Nomination as submitted
<u> </u>	Approve Staff Alternative
<u> X </u>	Retain Adopted Plan



CONTEXT

General Location: The subject properties are located generally northwest and southwest of the Piney Run Drive/Old Telegraph Road intersection.

Planned and Existing Land Use and Zoning:

Subject Property: The subject properties are located in the Lehigh Community Planning Sector (RH4) of the Rose Hill Planning District and are shown on the Plan Map as designated for residential use at a density of 1-2 du/ac. Parcel 27 is zoned R-1 and is developed with a single-family detached unit built in 1948. Parcel 8 is also zoned R-1 and is also developed with a single-family detached unit built in 1950.

Adjacent Area:

North: Parcels planned for residential use at 2-3 du/ac and zoned R-1.

East: Ashby Heights: Recently built single-family detached units developed at a density of 2.93 du/ac. The area is zoned PDH-4 and planned for residential use at 2-3 du/ac.

South: Planned for residential use at 2-3 du/ac and zoned R-1.

West: Piney Run Subdivision built in the 1950s with single-family detached units. Zoned R-1 and planned for residential use at 1-2 du/ac.

PLANNING HISTORY

There have been no Plan amendments for the subject nomination area since 1995.

ADOPTED COMPREHENSIVE PLAN TEXT

Currently, there are no site specific Plan recommendations for the subject area. The Policy Plan land use objective #8, which encourages the protection of stable residential neighborhoods, applies.

The Comprehensive Plan Map shows subject area as planned for residential use at 1-2 du/ac.

NOMINATED PLAN AMENDMENT

The Comprehensive Plan Map for parcels 100-1 ((1)) 27, ((3))8 would be changed from residential use at 1-2 du/ac to 2-3 du/ac.

ANALYSIS

The nominated parcels are corner lots at the intersection of Piney Run Drive and Old Telegraph Road. The Telegraph Road Special Study, adopted by the Board of Supervisors in 2002, replanned several parcels from residential use at 3-4 du/ac to 2-3 du/ac. Since the subject parcels are already planned for a low-density of 1-2 du/ac, they were not included in the study.

Land Use

The neighboring areas to the east, north, and south are primarily planned for residential use at 2-3 du/ac and is the primary justification provided by the nominators for an increase in the Plan's recommended density. However, the Plan for adjacent parcels provides further guidance that in the absence of substantial consolidation development is to be limited to 2 du/ac.

All parcels along Piney Run Drive are planned for residential use at 1-2 du/ac. Replanning only two of the nine parcels for higher density would encourage piecemeal redevelopment of the neighborhood, which is contrary to Comprehensive Plan policies to encourage coordinated infill development.

Environmental

The entire nominated land area is comprised of lunt soils, a problem class "A" soil. Development on lunt soil requires a geotechnical study to determine soil stability and foundation support necessary. The soil issue could limit the amount of development that can occur on the site.

There are possibilities for tree save on the subject properties. Development at the nominated density could diminish the tree save potential in this area.

RECOMMENDATION

Only two parcels, of the nine comprising the neighborhood, are nominated. These small sites have environmental constraints which could further limit development potential. The nominators' justification to replan the parcels is based on the fact that the surrounding area is planned at the nominated density. However, the current Plan guidance for the neighboring properties is conditioned upon the ability to achieve substantial consolidation. The nominations do not propose substantial consolidation which is necessary to produce a well planned site design. In addition, replanning two out of nine parcels along Piney Run Drive for a higher density would promote piecemeal redevelopment. Therefore, staff recommends that the current Plan be retained for both of the nominated parcels.